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SUFFOLK COUNTY CLERK

RECORDS OFFICE

RECORDING PAGE

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Type of Instrument: LIS PENDENS

Recorded: 5/14/2025

Index Number: 16 602226 Sequence Number: 338173

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Plaintiff(s) :

Wilmington Savings Fund Society, FSB, AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST A

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Defendant(s) :

MANVELOV, ALEXANDER

Attorney(s) :

OFFIT KURMAN, P.A.
NY

TAX_MAP_NO:

See attached Real Property Tax Service Agency Verification Page

Liber Page(s):
M00021402-403

ADDITIONAL INFORMATION EXISTS PLEASE SEE DOCUMENT
THIS PAGE IS A PART OF THE INSTRUMENT
THIS IS NOT A BILL

County Clerk, Suffolk County

FILED: SUFFOLK COUNTY CLERK 05/12/2025 01:18 PM

NYSCEF DOC. NO. 9

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SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF SUFFOLK

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WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST A,

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Plaintiff,

-v-

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ALEXANDER MANVELOV A/K/A ALEXANDER A. MANVELOV; AMERICAN EXPRESS CENTURION BANK; AMERICAN EXPRESS BANK FSB; MORTGAGE ELECTRONIC REGISTRTION SYSTEMS, INC., AS NOMINEE FOR NATIONAL CITY BANK; CITIBANK (SOUTH DAKOTA), N.A., and JOHN DOE AND JANE DOE #1 through #7, the last seven (7) names being fictitious and unknown to plaintiff, the persons or parties intended being the tenants, occupants, persons or corporations, if any, having or claiming an interest in or lien upon the premises, described in the complaint,

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Defendants.

Index No.: 602226/2016

SUCCESSIVE NOTICE OF PENDENCY

Mortgaged Premises:
111 South Magee Street
Southampton, New Yor, 11968

District: 0904
Section: 001.00
Block: 02.00
Lot: 004.003

Mortgage Services:
FCI Lender Services, Inc.
8180 E. Kaiser Blvd.
Anaheim, CA 92808
(714) 282-2424

NOTICE IS HEREBY GIVEN that an action has been commenced and is pending in this Court upon a verified complaint of the above-named plaintiff against the above-named defendants and is now pending in the Supreme Court of the State of New York, Suffolk County, for the foreclosure of a mortgage executed on May 3, 2006, by Alexander Manvelov in favor of Countrywide Bank, N.A. Said mortgage was recorded in the County Clerk's Office of Suffolk, on October 17, 2006, in Book M00021402, on page 403.

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THEREAFTER, the Mortgage was assigned as provided for below:

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First Assignment:

Assignor:	Mortgage Electronic Registration System, Inc. as nominee for Countywide Bank, N.A.
Assignee:	BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP
Dated:	February 3, 2010
Recorded:	March 16, 2010
Libor Book:	M00021927; Page 545

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Second Assignment:

Assignor:	BANK OF AMERICA NA SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, FKA COUNTYWIDE HOME LOANS SERVICING, LP BY ITS ATTORNEY IN FACT OCWEN LOAN SERVICING, LLC
Assignee:	CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT AS TRUSTEE OF ARLP TRUST 3
Dated:	February 6, 2015
Recorded:	April 7, 2015
Libor Book:	M00022581; Page 528

Third Assignment:

Assignor:	CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT AS TRUSTEE OF ARLP TRUST 3
Assignee:	WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A
Dated:	October 12, 2018
Recorded:	October 25, 2018
Libor Book:	M00022972; Page 245

Fourth Assignment:

Assignor:	WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A
Assignee:	WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST V-C
Dated:	April 19, 2019
Recorded:	May 30, 2019

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Libor Book: M00023031; Page 268

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The Clerk of Suffolk County is directed to index this notice to the names of the above-

mentioned defendants and against the premises situated in the County of Suffolk in

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District: 0904
Section: 001.00
Block: 02.00
Lot: 004.002

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commonly known as 111 South Magee Street, Southampton, New York 11968, and more

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particularly described on **Schedule A** attached hereto and made a part hereof.

This notice of pendency is being recorded for the sole purpose of Plaintiff

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR STANWICH

MORTGAGE LOAN TRUST A complying with RPAPL § 1331 and CPLR § 6516.

Dated: Hackensack, NJ
May 6, 2025

/s/ Kenneth Flickinger
Kenneth J. Flickinger
Offit Kurman, P.A.
21 Main Street, Suite 158
Hackensack, NJ 07601
(732) 218-1800
Kenneth.flickinger@offitkurman.com
Attorneys for *VM SPV 5 LLC, assignee of Plaintiff*

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SCHEDULE A
LEGAL DESCRIPTION

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ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE INCORPORATED VILLAGE OF SOUTHAMPTON, IN THE TOWN OF SOUTHAMPTON, COUNTY OF SUFFOLK AND STATE OF NEW YORK, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

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BEGINNING AT A POINT ON THE WESTERLY SIDE OF MAGEE STREET, DISTANT 991.62 FEET SOUTHERLY FROM THE INTERSECTION FORMED BY THE WESTERLY SIDE OF MAGEE STREET WITH THE SOUTHERLY SIDE OF THE LAND NOW OR FORMERLY OF THE LONG ISLAND RAILROAD;

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RUNNING THENCE NORTH 63 DEGREES 02 MINUTES 30 SECONDS WEST, 219.89 FEET;

THENCE NORTH 63 DEGREES 38 MINUTES 20 SECONDS WEST, 100.35 FEET;

THENCE SOUTH 25 DEGREES 37 MINUTES 30 SECONDS WEST, 175.99 FEET TO LAND NOW OR FORMERLY OF THE INCORPORATED VILLAGE OF SOUTHAMPTON;

THENCE ALONG SAID LAND OF SOUTH 64 DEGREES 22 MINUTES 30 SECONDS EAST, 120.00 FEET;

THENCE NORTH 25 DEGREES 37 MINUTES 30 SECONDS EAST, 154.36 FEET;

THENCE SOUTH 63 DEGREES 02 MINUTES 30 SECONDS EAST, 202.54 FEET TO THE WESTERLY SIDE OF MAGEE STREET;

THENCE ALONG THE WESTERLY SIDE OF MAGEE STREET NORTH 19 DEGREES 03 MINUTES 30 SECONDS EAST, 20.19 FEET TO THE POINT OR PLACE OF BEGINNING.

Being the same property as conveyed from Celia Balsamo to Alexander Manvelov as set forth in Deed Book D12327 Page 275 dated 06/14/2004, recorded 06/28/2004. SUFFOLK County, NEW YORK.

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REAL PROPERTY TAX SERVICE AGENCY VERIFICATION

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P T S
R CLA A
5/14/2025

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Stat ID: 536217

Tax Map #'s: 0904-001.00-02.00-004.003